150 HOUSES FOR SALE

NORTHWESTERN SECURITIES
OF VICTORIA LTD.
631 YATES AT BROAD EV 5-6741

OPEN HOUSE
3141 YEW ST.
SAT., JANUARY 7
2-5 P.M.

OFF QUADRA, DOWN PINLAYSON. Good things come in small packages, true. This is a small home, 3 bedrooms, but ample closet space. Cosy living room and modern kitchen. High basement and separate garage, excellent location, 10 years old. On terms.
Price ... $10,300
TED CHARTRES will be in attendance. EV 5-6741 or EV 5-5508.

SPACIOUS, NEW SxS DUPLEX

Five rooms each rented at $80. Walking distance. Owner built. Living room with raised fireplace set into mahogany panelled wall. Separate dinette off modern electric kitchen. Full cement basement with O-O-M heating and utility tubs. Owner will include landscaping and carports in full price. See this at $10,000 down. View by appointment only. Exclusive with V. LEEDHAM, EV 5-6741 or EV 2-8706.

"MILLIONAIRE VIEW"

Invest only $10,900 and own this million-dollar view and the most carefully-designed home. Visualize your family and your guests in the the gracious entrance hall and stepping down the 3 steps into the stylish sunken living room, past the Roman tile and copper planters — the sweeping floor to roof fireplace chimney with its raised hearth styling, is a dominant feature. Wall-to-wall carpets are included in the price, making the initial cost of moving in much less. Full-size dining room makes entertaining at dinner time a pleasure. Picture windows, patio, modernage kitchen with a sunny breakfast area, 3 bedrooms, full basement and oil heat, of course. 2-car garage—in fact, a modern quality home. Very adequately financed at 5%. Call MRS. PIPES, EV 5-6741 anytime.

"QUEENSWOOD"

Two-bedroom, modern shake bungalow. Oil - O - Matic heating. One acre beautifully landscaped grounds.
Price ... $15,000
Please call BILL KENNEDY EV 5-6741 or EV 4-4026.

"SPLIT LEVEL"

Brand-new 3-bedroom home situated in the best section of High Quadra. Large "L" living room with a good-size part basement. This is worth seeing. $3,000 down and
only ... $13,500
Call PAT MURPHY anytime, EV 5-6741 or EV 5-6984

"WHY TAKE A LOSS"

When a lease-option will give you these advantages.
1. More reliable tenants with a personal interest in your property.
2. Higher than average monthly rental on a continuous basis.
3. Guaranteed fair return on your investment.
4. Possible future sale at today's established high value.
There is no profit in vacant houses. Lease yours today. Please call JIM GOLBY for immediate courteous action. EV 5-6741 or EV 4-4066.

"WEEKEND SPECIAL" JUBILEE AREA

I am proud to present this lovely modern stucco bungalow. Large living room has fireplace. Kitchen and dining area are bright, clean, and cosy. Oak floors throughout, full concrete basement with oil heat.
Price ... $11,750
with terms should sell it immediately. Call Mrs. Wellings now. EV 5-6741; Res. GR 7-2769.

"CLOSE-IN"
8 MONTHS OLD

New 2-bedroom stucco home with good basement and oil heat. Located on quiet street, near school and handy to Jubilee Hospital. Must be sold quickly—owner transferred. IMMEDIATE POSSESSION. Full price with
$2,000 down ... $10,950
Please call SUZANNE HOBSON, EV 5-6741 or EV 2-7828

"5 BEDROOMS"

Quadra. Value galore in this 8-room compact semi-bungalow. Features two kitchens if revenue needed. Bsmt. double garage, rewired and EXTRA LOT included.
TERMS ... $10,200
IVAN PATRICK, EV 5-6741, Res, EV 3-8043.

"HIGH LOCATION IN VIC. WEST"

2 bedrooms, full basement, 3-YEAR-OLD home. Situated on a good corner lot with a good view. The price is
only ... $9500
with $1,700 down. Balance at $76 month. Call PAT MURPHY, EV 5-6741 or EV 5-6984.

"VACANT HOMES"

For immediate possession, with reasonable down payments also. I have four of these now. For information please call H. BITTERMAN, EV 5-6741.

"HANDYMAN'S SPECIAL"
$750 DOWN

Close to town—self-contained suites, 2 down, 1 up. Good investment.
$750 down ... $8975
Please call MRS. VIVIAN LEEDHAM, EV 5-6741 or EV 3-8706. M.L. No. 6359

"SMALL HOME"
ON LARGE LOT

This 3-room handyman special is in good location on large corner lot in the Gorge district. $1,500 down, $50 per month. For further details call SUZANNE HOBSON, EV 5-6741 or EV 2-7828.

"YOU'LL BE SURPRISED"

At the value this $1,500 down payment home offers. 2 bedrooms, living, pleasant kitchen, full basement. Drive-in garage and nice lot. Pleasant district and the full price
only ... $8950
CLARE VERBEEK, EV 5-6741 or GR 0-5446.

NORTHWESTERN SECURITIES
OF VICTORIA LTD.
631 YATES AT BROAD EV 5-6741

"$8850"

will buy this comfortable 2-bedroom home. Situated on a quiet boulevarded street not far from town, this smaller home with an attractive, newly decorated living room, full basement, well-planned garden and separate garage with cement driveway is an excellent buy. Easy terms.
Please call SYLVIA NIXON. EV 5-6741.

"JUBILEE DISTRICT"

$2,000 down purchases older type family home of 8 rms. Hardwood floors in living, dining room and hall. Wonderful up and down duplexing possibilities. Gas piped into house. At present rented for $80 per month. End
price ... $8500
View by appointments only Exclusive with MRS. V. LEEDHAM, EV 5-6741 or EV 3-8706.

"COUNTRY PROPERTY"

Charming 4-room bungalow set on 1 acre of beautifully landscaped grounds. 10 miles out. House is vacant and one can have immediate possession. $1,000 down.
Full Price ... $8500
Please call MRS. JOHNSTON, EV 5-6741 or EV 2-5655.

"HAULTAIN"

Are you looking for a home close in, on an average-sized lot, close to all city conveniences? This is the home you should see. An older-type stucco home featuring a large living room with fireplace, 2 bedrooms, a large cabinet kitchen with dinette. Also a ¾ basement with O-O-M heating and drive-in garage. This home is going for the low price, with terms,
of only ... $7950
Please call HOMER M. SMITH at EV 5-6741 or GR 7-1051 for further details

"YOU"

Will be proud to own this revenue home of 2 rooms and extra building lot. Make your dollars work. $90 income. $2,700
down. Full Price ... $7900
TED CHARTRES, EV 5-6741 or EV 5-5508.

"ESQUIMALT"
4 ROOMS PLUS

Friendly older-type home in very good condition with beautiful large kitchen and dining area. Lots of fruit trees, on good-size lot. Only $75 monthly with $1,250. Phone HARRY HOBSON, EV 5-6741 or EV 2-7828.

"LITTLE GEM"
$1,000 DOWN

On Asquith St., older, 5 rooms plus small bedroom in full basement with garage. Living room with fireplace, dining room, large kitchen with utility. Wired for range. DON'T LET THIS PRICE POOL YOU. IT'S GOOD.
Asking only ... $7500
Call FRED BERGMAN, EV 5-6741 or EV 5-8916.

"LANGFORD"
"$1200 CASH"

10-year-old stucco and plaster home. 2 or 3 bedrooms. Large lot. Garage. Good value
at ... $7200
DON BACON, EV 5-6741 or EV 4-0237.

"DUPLEX"
$1,000 DOWN

buys this modern-style up-and-down stucco duplex. Oil heat. One completely furnished suite plus 2 new gas ranges and frig. 5 rooms for owner. Basement. 2-car garage. Separate meters (gas and elec.).
Price ... $10,950
Call S. SPAVEN, EV 5-6741 or eves., EV 4-7013.

"$750 DOWN"

This is your opportunity to purchase a home of your own, 3 bedrooms, part basement, beautifully clean and decorated. Fruit trees and separate garage.
Full price ... $6950
Call today, MRS. JOHNSTON, EV 5-6741 day or night.

"A SMALL HOME"

Looking for a ONE-BEDROOM home? Such homes are few and far between. At the moment we are pleased to be able to offer a 3-room white stucco bungalow with full basement, close to town and handy to bus and stores. Neat and clean throughout. Full price
only ... $5500
Please call MRS. JOHNSTON EV 5-6741 or EV 2-5655

"NEW WIRING"

3-bedroom, older home, spacious clean rooms (1,600 sq ft. floor area). New Duroid roof and asbestos siding. Large lot, close to sea and shopping. Revenue possibilities. $1,500 down.
Full Price ... $6800
DESPERATE VENDOR
Must sell 6-room house—has two complete bathrooms three gas stoves (separate meters), new gas HW tank. Revenue possibilities. $1,200 down, $50
monthly. Full Price ... $4950
Call E. VESTRUP, EV 5-6741

"GORDON HEAD BUILDING LOT"

If you are thinking of building a home, make an appointment to see this 75x254' level lot with partial sea view, in beautiful Gordon Head. Call AKSEL PETERSEN, EV 5-6741 or EV 4-6571 anytime.

$850 DOWN
3 BEDROOMS
NEW N.H.A.
ONE ONLY

3-bedroom basement home to be built in the Haultain district. For further information call E. J. Butler EV 4-7128, Res. EV 5-1232. Douglas Hawkes & Co., 817A Fort Street.

2-YEAR-OLD 3-BEDROOM, STUCCO V.L.A. home, 1.82 acres, 5-mile circle. Immediate possession. Phone GR 7-2967.

$1,200. FULL PRICE—HANDYman's as is special. No down payment. Phone EV 5-1940 to view.

WHITTOME'S
Established 1890
OPEN HOUSE
2-5 P.M.
759 LINKLEAS AVE.
OAK BAY SOUTH

Modern, spacious six-rm. full-basement bungalow. Just over a year old. Thru hall plan, large living rm with complementary dining rm, spacious cabinet kitchen and dining area. Three big bedrms with large closets. Basement plumbed for washer and dryer. Oil-O-Matic heat, drive-in garage. Grounds in lawn and easily kept. A real family home. $9,000 mortgage can be arranged and owner will accept terms from reliable purchaser.
Full price ... $14,950
Mr. Drew in attendance. For prior inspection call EV 2-4255 anytime, or Res EV 3-4980.

NHA
MT. TOLMIE
$1500 TO $2650 DOWN

Tops in appearance and economy, very attractive style and designed for budget-conscious owners. Entrance hall providing easy access to all parts of the home; modern kitchen and combined dining area separated by bar and hanging cabinets. Spacious living room, FP offset by wall of rich mahogany. Three bedrooms with big closets. Full daylight basement, Oil-O-Matic heat, drive-in garage with metal overhead door. Occupancy two weeks and others under construction. Choose your own colors and finish now.
Price ... $13,750
Mr. Drew, EV 2-4255 anytime, res. EV 3-4980

$1500 DOWN

English-type 4½-room bungalow in Dean Heights area. Charming LR and fireplace, 2 bedrms and utility. Very attractive fenced garden. Also one completed attic room and storage space galore. Attached garage. Range goes. Clear title. $1,500 down
and ... $9500
Guy Meuffels, EV 2-4255 anytime, res. EV 2-7829

$2500 DOWN

Brand new 3-bedrm, full-basement, oil-heated bungalow in a quiet semi-rural area, just 3 miles out. Move in by March 1. Excellent value by a good builder. High location. Guy Meuffels, EV 2-4255 anytime, res. EV 2-7829.

BLUE JAYS' HAVEN

From the first step into the entrance right through to the patios at either end of the family room you know this HOME was built for the family's pleasure. The living room is gracious with Swedish fireplace separating the dining room. Wall-to-wall tone-on-tone carpeting. Compact electric kitchen with exhaust fan and good work area. Outstanding family room, 16x24, with inside barbecue. Shantung panelling and tile floor. 2 twin bedrooms and one single. 4-pc bath with vanity. Oil-O-Matic heat; double carport; stucco; Duroid roof. All fenced, with seclusion.
Price just ... $17,850
Good terms.
To view please call Mrs. Ruth Squires, EV 2-4255 anytime, res. EV 2-2269

NEW DUPLEX
SIDE BY SIDE

Situated in Lansdowne district, close to schools, shops and transportation. Consists of 2 bedrooms, large living room, 4-piece bath, large kitchen each side. It's different, worth seeing.
Priced right at ... $19,950
Terms if desired.
Further details to interested buyers, Phone L. A. Squires, EV 2-4255 anytime, res. EV 2-2269.

OAK BAY
Outstanding VALUE!

This 18-year-old executive residence features THREE BATHROOMS, four bedrooms (the master bedroom is ENORMOUS, with fireplace), spacious sunken living room, fully panelled dining room-bar, large kitchen with breakfast nook, and a beautifully bright upstairs sunroom with sweeping view of sea and islands. All closets lined with choice cedar. SITUATED ON ONE OF OAK BAY'S CHOICEST STREETS, this home is a sacrifice for quick sale at
only ... $27,500
Vacant possession.
Call B. Travers-Smith at EV 2-4255 or EV 5-6653 eves.

TODAY'S BEST BUY

If your are looking for a smart home let me show you this one. Just 3 yrs old and situated in a nice neighborhood. Consists of 5 rooms, auto oil heating, large living-dining room, separate garage. Grounds nicely landscaped, taxes only $166. 5¼% mortgage.
Full price ONLY ... $9500
Please call E. Bryan, EV 2-4255 anytime, res. EV 4-4771.

PANORAMIC SEA VIEW

BRAND NEW, this 1,600-sq.-ft. home has four bedrooms, TWO FULL BATHROOMS, a 23-ft. rumous with fireplace, very large living room with raised hearth, separate dining room and de luxe kitchen. Very high basement, auto oil heat and large garage. Spacious sundeck faces the beautiful sea view. In this home you will have SPACE to stretch out in. A
gift at only ... $21,000
OWNER SAYS "SELL!" SO MAKE YOUR OFFERS! Exclusive listing with B. Travers-Smith, EV 2-4255 anytime, EV 5-6653 eves.

A DREAM IN GREEN

Situated close to good bus service, stores and schools, on a quiet street is this most attractive 2-bedroom stucco home. Has large living room with corner windows, glass door leading to thru hall, smart sunny kitchen with dining area at front. Two bedrooms with another room in full basement. Spotless throughout. Oil-O-Matic. Try offers at $3,500 down at full price of ... $11,650
Vivienne Appleyard, EV 2-4255 day or night.

DUPLEX

17-year-old large family home of 8 rooms plus 3-room legal suite rented at $75 per month. All in spotless condition and suitable for further conversion for added income. Good location. Good terms to reliable parties.
Only ... $16,500
R. Harris, EV 4-3672 or EV 2-4255 anytime
J. H. WHITTOME & CO. LTD.
1218 Broad Street — EV 2-4255 anytime
Member Multiple Listing Bureau

CADBORO BAY, NHA 3-YEAR-OLD, $12,750

A 3-room home, L-shaped LR-DR with fireplace. Cabinet kitchen with dining area. Oak floors, auto oil, carport. Possession in 2 weeks. Mortgage $8,100 at 5½%, $68 P.I.T. Price at $12,750 for a quick sale.
Call SID LANGHELT, EV 5-6741 or GR 7-6098. Northwestern Securities of Victoria Ltd.

"OAK BAY PROJECT"

Buy this 5-room house for $1,500 down, and you've taken the first step toward owning a double lot zoned for duplex building. Nestled among nicer homes and sea view this could be a wonderful opportunity for an investor or contractor. For more information and appointments call TED KAY of Northwestern Securities of Victoria Ltd., EV 5-6741 or EV 5-8852

$9,600. MT. TOLMIE. ALMOST new stucco bungalow. Oil heat, oak floors. Rumpus room. Drive-in garage. Landscaped with patio $3,300 down. Offers considered GR 7-1375.

3-BEDROOM MODERN RANCHER, University area. 5% NHA mortgage. Terms. Owner, EV 4-8297.

TOWN & COUNTRY HOMES LTD.
1923 Quadra St.
"PARKING NO PROBLEM"

SUPERIOR WATER VIEW

Location and view of Gorge Waters from this immaculate 5-room, 9-year-old modern stucco bungalow. Combination living room, dining room with hardwood floors and large view windows. Step saver cabinet electric kitchen, fridge and elec range can be purchased installed. 2 large bedrooms, 4-pce tiled bath, full basement, garage, Oil-O-Matic heating, easily kept landscaped lot. Immediate possession. Clear title. Terms $5,000 down, balance on direct agreement of sale as rent. An unusual home at a
fair price ... $13,100
Please call Mr. Ludlow, EV 2-7276 res., EV 3-5101.

A BETTER BUY HIGH QUADRA HOME

Gracious living can be yours in this fine modernized six-room home. Additional completely self-contained 3-room suite up with separate entrance and own heating. This property is in first-class condition. Beautiful large living room with modern fireplace through hall with two large bedrooms complete with lighted closets. Sun room overlooks attractive small garden. Automatic heating, electric hot water with large finished room in basement and extra toilet room with bath. Double carport and cement driveway. Be sure and see this over the week-end. Full price ... $12,900
Exclusive listing. Telephone H. Forrest, EV 2-7276, res. EV 2-0274.

SPECIAL $2500 DOWN $9950 – $9950

NEW four plus, stucco, full basement, OIL PACKAGE UNIT. Space for third bedroom in basement. Carport. Close to school. See this!
Ken Sturgeon, EV 2-7276, Res. GR 7-1580

NEW! NEW! $8950

SMART, stucco bungalow, NO STEPS. Living room with fireplace, bright cabinet kitchen with dining area and wired for range. 4-pce Pembroke bathroom, 2 bedrooms, oil heating, UTILITY, attached garage. Close to bus and store. Ready Feb. 15. Ken Sturgeon, EV 2-7276, res. GR 7-1580.

A. BERNARD
& CO. LTD.
629 Fort Street — EV 4-9335

A HOME TO ENJOY OAK BAY

A most desirable stucco bungalow with an unusually enjoyable garden with fruit trees. This home has had loving care from its only one owner. There is a thru hall, attractive LR with fireplace. Pleasant DR, bright kitchen. Two good-sized bedrms and 4-pce bathroom. Oak floors in main rooms. Full clean cut basement, drive-in garage, auto oil HA heating. Price ... $11,900
Exclusive Listing
Please call Mr. Francis EV 4-9335, Res. GR 9-4810.

DUPLEX FORT ST.

TWO spacious suites 6 RMS and bath on main floor. 4 RMS and bath up. Full basement. HA furnace with stoker. Lot 52x132. Taxes $172.
Price ... $10,000
For appointment to view call Mrs. McLean, EV 4-9335; Res. EV 4-6867.

DICKIE & CO
REALTY & INSURANCE
833 Fort St., EV 2-4312, EV 5-4334

ONLY $1000 DOWN

Buys this charming 3-bedroom home, FULL BASEMENT, close in. Very sound proposition. Priced at only $7,900. Call Mr. Baird at EV 5-4334. Eves. EV 4-0483.

Lansdowne-Richmond $17,000—Terms

7 rooms, 3 bedrooms. This beautiful ranch style bungalow (1,580 sq. ft. floor area) on lovely lot, situated in most desirable area, very close to school bus and shopping centre. 18'x19' living room, new W-W carpet (replacement value $1,000) and graced by large picture window. Dining room, den and charming cabinet electric kitchen. Large utility room. Flagstone patio, front and rear. To be fully appreciated, this home must be seen. Call Mr. Baird at EV 5-4334. Eves. EV 4-0483.

DALBY & CO.
REAL ESTATE AND INSURANCE
1010 BLANSHARD — EV 3-6241

IF YOU ARE SELLING—
LET DALBY DO IT.

$12,000 CASH
For 5-room modern bungalow or as down payment on side-by-side duplex in Fairfield, Oak Bay or Esquimalt. If interested phone EV 3-6241 or EV 5-1831, ask for Mr. Kemp.

ROOMING HOUSE

$2,000 down puts you in business in 14-room house in James Bay. Revenue $240 month and price only ... $14,000
Call Mr. Lloyd or Mrs. Griffiths, eves. EV 3-2153.

Just Finished

High Gorge. Compact 2-bedroom bungalow, oak floors throughout, colored bathroom fixtures, automatic oil heat. Full cement basement with drive-in garage. Near schools and bus. $11,000
Price at ...
Down payment $2,500.
Terms can be arranged on balance. To view call Alf Sheard, EV 4-3803 or J. Mann, EV 5-3857; office, EV 5-8704.

Frank A. Martin Agencies Ltd.
1114 Blanshard Street

A REAL DOLL HOUSE

A brand new owner-built bungalow being offered for first time. Vacant! Near bus. High and dry. No basement, no steps. A total of 5 rooms. Nice living room with No. 1 oak floors. 2 bedrooms, oak firs. Colored fixtures in bathroom with cute vanity. Large kitchen with lots of cupboards. Nice utility rm with lots of cupboards, wired for dryer and plumbed for washer. And a $1,200 heating unit. Oil hot water with baseboard radiation. Carport. Come and see this home. Ideal for older folk. Situated on a nice quiet dead-end street. Total price $10,600. Clear title. GR 9-2395.

2-BEDROOM HOUSE, ESQUIMALT district. Full basement, oil furnace, drive-in garage. View of Gorge, close to Gorge Park and swimming. Immediate possession. Phone EV 2-6078.

BUNGALOW WITH 2 BEDROOMS, living room, kitchen-dining room, bathroom, carport and storage. Nice, neat and secluded on one acre with trees. Just past Glen Lake. $1,000 down. GR 8-1975.

ATTRACTIVE NEW 3-BEDRM country home on treed acreage. Secluded with good sea view $18,500. Owner, Victoria Press Box 772.

COLWOOD—NEW HOME, LARGE lot, $6,950 cash. EV 2-9080.

WESTERN HOMES LTD.
611 YATES STREET
OAK BAY

5-yr-old stucco rancher. 3 bedrooms. Full basement, extra bedroom, lots of extras. Quiet street of new homes. $4,215
down. Price ... $17,975
Mr. Evans EV 2-2157, EV 5-5533

NICE VIEW 3 BEDROOMS $2850 DOWN

Drive by 460 Monticalm Ave. and see this 2½-year bungalow. Nice living-dining room, cabinet kitchen, 3 good bedrooms all with double closets. Pembroke bathroom with vanity, ¾ basement, drive-in garage, oil heat. Very
good buying at ... $11,250
Phone Norman Thornber EV 2-2157, eves., GR 9-1853.

$1150 DOWN NEW NHA 3 BEDROOMS BASEMENT PRICE $13,650

Mr. Evans EV 2-2157, EV 5-5533

DON'T BE HALF SAFE Look Before You LEAP

Here is one of the best in the city, read on and

SEE

Oil-O-Matic hot-water heat in every room, all new copper plumbing, new 100 amp service and rewired throughout. Hot and cold running water in all 3 gracious bedrooms up, plus lovely living room and adjoining dining room, polished hardwood fireplace, inset mirror in mantel. Private den with fireplace, large cabinet kitchen. Finished, high basement, workshop, tubs, separate garage. This home is truly a family home or with little work and money could be

DUPLEXED

or would make an excellent rooming house. Sure value, must have $3,500 cash down, balance $80 per month.
FULL PRICE $11,500
Call Mr. Clark, Western Homes Ltd., EV 2-2137.

BUILD NHA NO DOWN PAYMENT

Use the equity in your home, property or mortgages. For full particulars call Howard Blake, EV 2-2157, res EV 2-6719.

BRAND NEW $2000 DOWN IMMEDIATE POSSESSION

3-bedroom, full basement, Oil-O-Matic heat, on sewer. Close to schools and transportation. Situated on treed lot.
Full price ... $13,000
Howard Blake, EV 2-2157; Res EV 2-6719

MOM AND DAD "LOOK"

At this very lovely 2-yr-old 2-bedroom rancher with the most economical heating unit built, oil hot water, large living room and very roomy cabinet kitchen. Pembroke bath, sep garage. Oak Bay border.
Terms at ... $11,500
Mr. Evans, EV 2-2157; EV 5-5533

SWINERTONS
(Established 1889)
620 BROUGHTON ST — EV 3-7181

VISTA HEIGHTS PERFECTION

Is the only word to describe this immaculate home both inside and out. Attractive entrance to spacious living rm. 15x18 affording terrific views of CITY, MOUNTAINS AND SEA. Dining rm 12x14 leading to spacious cab kit complete with new colored G.E. WALL OVEN AND MATCHING FRIDGE AND KIT FAN VALUE $1,000. Oak floors. 4-pce bath and vanity. 3 spacious bedrms. Full bsmt with Williams OIL-O-MATIC. Bsmt shower. Dr-in grounds all landscaped. For appointment to view phone ... $14,500
Terms ...
Mr. Holland, EV 3-7181, EV 4-7650

SPLIT LEVEL 3 BEDRMS PLUS

Lovely rancher surrounded by good homes. Wide thru hall, nice fireplace in the L-shaped living and dining rms. Oak firs, elec cab kit (nook), up 3 steps to 3 bedrms and 4-pce bathrm. Utility rm, oil heat. 2 good rms, extra toilet and dr-in garage in bsmt. Beautiful condition. 4½% mtge. We recommend this at,
terms ... $19,500
Mr. Cox, EV 3-7181, EV 3-3814

UNIVERSITY

3-bedrm, spacious home, 15x16 living rm, dining rm, cab kit, full bsmt with extra finished rm, automatic oil heat,
terms at ... $14,500
Mr. Wright, EV 3-7181, EV 2-9409

$2500
WILL GIVE YOU POSSESSION

To this 4½-year-old stucco bungalow. Near Veterans' Hospital. Very nice living room, large modern kitchen with ample dining area. Two good-sized bedrooms. Pembroke bath. Full, lined basement. Oil furnace. Good-sized garden ready to plant. See
this for only ... $11,750
Call Walter Amos, EV 4-6806
ALFRED CARMICHAEL & CO. LTD.
1239 Broad St. — EV 4-7341

CHARMING STONE HOUSE ON 3½ acres, high location, complete privacy, wonderful view. Modern kitchen, heavy service wiring, spacious living-dining room with stone fireplace; entrance hall; 3 bedrooms; den and music room. Tiled bathroom with coral fittings. Oil heating. Stone patio overlooking lily pond and professionally landscaped garden, a fruit orchard, oak grove. Two garages, double carport and large workshop. Near schools, transportation and shopping. $5,000 down. Price $22,500. Phone owner GR 7-1263.

GORGE
$2,000 DOWN

New Oil-O-Matic hot air forced heating. Solidly built, warm stucco basement bungalow with drive-in garage. Spacious 15x18 LR, 2 lge bedrooms, family cabinet kitchen with tile sink and oil range. Extra bedroom in basement. Lovely lot, 80x115, in lawns, shrubs and fruit trees. Terms, $9,850. Call George Thorneloe, EV 2-7276. Res. GR 7-2771. Town & Country Homes Ltd.

THREE-BEDROOM HOME, OAK Bay. Choice location. For further information and to view call Glen Robertson, EV 4-9308 or EV 4-0833. Taylor Splittal Ltd.

GOOD TERMS TO RIGHT PARTY with this close-in Superior 5-rm bungalow. Bsmt, furnace, architect designed. $8,500. Mr. R. Cox of Swinerton's. EV 3-7181. EV 3-3814

WILLOWS BEACH DUPLEX WITH sea view. 3 rooms, 1 suite and 4 the other. Oil heat. R. Hargrave Realtor, EV 4-9827 anytime.

VICTORIA REALTY LTD.
1115 Douglas Street
TRANSFERRED

Save $700 plus higher building cost on last year's summer construction of 6-room stucco N.H.A. on sewer and cement sidewalks. Near excellent schools. Elec hood fan, mahogany cupboards, DINETTE SPACE. Sep. dining rm. 3 bedrooms, spacious L.R., raised hearth, 4-pce vanity, large bright bsmt. $3,200 down. EXCLUSIVE 2930 Richmond. Call Edw. C. Clark EV 2-9145 or (eves) EV 2-8536.

$2000 NHA GORGE

Move right in. This beautiful new 3-bedroom home is located in choice area of the Gorge and features an unusually attractive floor plan comprising large living rm. Roman tile fireplace, family-sized L-shaped dining room. Kitchen is large, compact and cabinet. Bathroom is 4-pce Pembroke, plus built-in vanity. Oil heat, full cement basement, drive-in garage. Don't be disappointed. See this home. You'll love the plastering and colors. Call Vic Wilson EV 2-9145 or (eves.) GR 7-1178.

ROWLAND HEIGHTS — $13,500. 6 rooms, ranch-style, 1,455 sq. ft. on large landscaped lot. Fully modern with attached garage. Near schools, transportation, shopping. $7,000 down, balance N.H.A. mortgage at 5½%. GR 9-4833. No agents, please.

JUBILEE HOSPITAL, 5-RM BUNGALOW, full bsmt, immaculate condition, low down payment. Price $7,300. Mr. Holland of Swinerton's. EV 3-7181. Res. EV 4-7689.

151 COUNTRY HOMES and PROPERTIES

Saanich Realty
3943 Quadra — GR 9-1195
Serving Greater Victoria and the Peninsula

DOGWOOD BLOSSOM PARADISE

With a glimpse of Elk Lake through the trees, this secluded 3-bdrm home on ½ acre beautifully landscaped property includes large LR, DR, efficiency kitchen and utility. An extra room at end of carport. Auto oil heat. No steps.
Asking ... $16,500

THE TREND IS TO SUBURBAN LIVING

This I like—you will, too. Within the 5-mile circle on regular bus route. View of Olympics and Sooke Hills. Exceptional construction. Finest oak floors. Wonderful yet simple landscaping. 1,200 sq. ft. includes LR with FP, large kitchen, 2 bdrms plus lovely guest suite in basement. You cannot afford to miss this—it's today's finest buy ... $14,000
Some terms.
For appts. to view please call GR 9-1195 Mrs. Nell Horth Bid. 621Y

LANGFORD AND COLWOOD

$950 down, and only $65 per month, gives you immediately possession of a brand new four-room modern stucco bungalow in lovely location. Full price $7,250, less for cash.
$1,500 down, your choice of three new, fully modern four-room bungalows—or two older type. All in very nice locations with immediate occupation. Prices range from $4,500 to $8,500.
Here's what so many have been looking for—three-bedroom stucco bungalow with full basement and 1½ acres in Colwood. Nice lawn and garden, barn and garage. $10,500, about half cash down.
BUILDING LOTS—We still have a good selection to choose from, but they're going fast, so don't delay. Just $250.00 down, and start to build.

GRANT & JENKINS
Real Estate & Insurance Ltd., LANGFORD, B.C.
Office GR 8-1729. Res. GR 8-2508 or GR 8-3619.
Open Saturday all day.

BUNGALOW WITH 2 BEDROOMS, living room, kitchen-dining room, bathroom, carport and storage. Nice, neat and secluded on one acre with trees. Just past Glen Lake. $1,000 down. 40 acres of adjoining bushland also available, suitable for mink, etc. GR 8-1975.

SALT SPRING ISLAND
2-BR home, garage, workshop, good water, 1.48 ac. PP ... $3,000
For Real Estate, and Insurance on all Gulf Islands contact
SALT SPRING LANDS LTD.
Phone 52, Ganges, B.C., N.-167

LOOKING FOR LIVING QUARTERS? CHECK THE CLASSIFIED SECTION FOR THE LATEST AND BEST OFFERS.

PENDER ISLAND PROPERTY, homes, 1½ hrs. from Victoria. Owner. EV 3-7311, 970 Tattersall.

153 WANTED TO BUY—HOUSES

UP TO $17,500
Cash for Your Home

MR. MACPAYDEN HAS RECEIVED A LETTER FROM A CLIENT LIVING IN AN APARTMENT HOUSE ON MONTREAL RD., OTTAWA FROM WHICH THE FOLLOWING EXTRACTS ARE QUOTED:

"I am interested in the purchase of a good 2 or 3-bedroom ranch or bungalow type property in Victoria or vicinity. Possession in early June. Same to have good-size rooms and a dining room. Layout, condition of property, grounds and location, being of greater importance than the property's age. Purchase price not exceeding $17,500, but preferably around the $14,500 figure. I am able to make a cash deal, but would want to take over any existing low-interest mortgage there may be on the property that I purchase. It is my intention to come to Victoria early in March for the purpose of viewing suitable properties and completing a purchase."

OFFERS WILL BE DEALT WITH IN STRICT ROTATION.

CALL ERIC A. MACPADYEN, NORTHWESTERN SECURITIES OF VICTORIA LTD.
EV 5-6741, 24-HR. SERVICE.

LISTINGS LISTINGS LISTINGS

Spring is close by and a good time to sell or trade.
List Your Home, City or Country Farm, Large or Small Lots or Acreage Apartments, Duplexes
Give us a call for immediate inspection.
EV 4-7341
We Solicit Your Listing
ALFRED CARMICHAEL & CO. LTD.
1239 Broad Street — Est. 1923
Member, Victoria Real Estate Board

CASH CLIENT

Large residence, Uplands, Queenswood or comparable area. At least 4 bedrooms for family of 5 and 2 servants. Seclusion and view desirable. Price range $50,000-$90,000. Possession end of June.
Phone office, EV 3-9413
Evenings, Mrs. Waters, EV 5-2347

FRASER BISCOE
750 Pandora Ave.

HOUSES WANTED

I have two cash clients for homes close to the Veterans' Hospital. This is a sincere and urgent request. Must be fairly modern, nice size living room would prefer O-O-M heat, although would convert. Please phone H. BITTERMAN, EV 5-6741, Northwestern Securities of Victoria Ltd.

SEE DICKIE THE DEAL DOCTOR! Selling a new or older home in competition with NHA homes is often difficult. By arranging just the right first or second mortgage, we may be able to sell your home for a much higher price. Call us for advice. Dickie & Co., 833 Fort Street, EV 3-4312, eves. EV 2-3646.

153 WANTED TO BUY—HOUSES

S.O.S.
LANGFORD-COLWOOD PROPERTY OWNERS

2691 MILLSTREAM. SOLD
740 MEAFORD, SOLD
3176 AYTON PL., SOLD
2839 LEIGH, SOLD
751 MEAFORD, SOLD
828 HOCKLEY SOLD

I am at the end of my rope. Only a couple of Langford-Colwood listings left. 2730 Wanster Road will sell within the next two or three days. Soon I will have to find some other way to make a living unless more property owners give me the green light. Do YOU want to sell? Then put an ACTIVE man with a PROVEN sales record to work for you. Isn't that just ordinary common, good horse sense? DON BACON, Northwestern Securities of Victoria Ltd. 24-hour service at EV 5-6741.

UNIQUE??

Three-bedroom, Tudor-style home with character in Oak Bay; 2 months' possession.
IMMEDIATE and CONFIDENTIAL INSPECTION — CASH DEAL
If you are going to sell a home of this type—CALL ME NOW
D. E. Wilkinson,
EV 4-8124; res. Sidney 652

PEMBERTON HOLMES LTD.
1002 Government Street

WANTED 1½ TO 2½ ACRES

With 2 or 3-bedroom house anywhere within 7 miles, prefer Gordon Head or Cedar Hill (Cross-road) area. For immediate attention phone HARRY HOBSON of Northwestern Securities of Victoria Ltd. EV 5-6741 or EV 2-7828 anytime.

"$20,000" ALL CASH

OAK BAY OR ESQUIMALT
3 bedrooms, dining room. Please help me locate this family. Will pay up to $20,000 for a good home.
ALSO
$7000 DOWN
Would like 5 or 6 large rooms in high location. Call MRS. SIMPSON, EV 5-6741, Northwestern Securities of Victoria Ltd.

WANTED FOR GENUINE CLIENTS

LARGE HOME IN OAK BAY AROUND $20,000.00.
LARGE HOME SUITABLE REVENUE, $14,000-$16,000
UP-AND-DOWN DUPLEX AROUND $12,000.00.
Len Wright, EV 2-2101,
Res. GR 7-1659
HARRY FOSTER LTD.

FAIRFIELD AND UNIVERSITY
3-BEDROOM HOME WANTED NOW
Possession April 1, 1959
C. Mallett, EV 2-2157 anytime.
WESTERN HOMES LTD.

$ URGENT $

SIDE-BY-SIDE DUPLEX AND TRIPLEX WANTED IMMEDIATELY. Large down payments. Phone JACK BROWN, office EV 4-8124, Res 4-4976, or JACK MIDDLETON, Res GR 9-4327.
PEMBERTON HOLMES LTD.
1002 Government Street

URGENT

3-bedroom home required by Feb. 28 for out-of-town client, preferably near grade school.
JACK MacKAY, EV 5-2458; RES. EV 2-9644
Byron Price Realtors

WANTED

4-bedrm semi-bungalow. Oak Bay or Dean Heights. $15,000-$16,000.
MILDRED LAVENDER
EV 2-4251 — EV 5-6327
RITHET CONSOLIDATED LTD.

HAVE YOU

A bungalow with basement suite or a duplex that $6,000 down will handle? For quick action call Roy McGillivray, Western Homes Ltd., EV 2-2157 or eves. GR 9-1804.

James Bay Owners

Immediate cash for side-by side duplex up to $15,000. C. N. Montague Co., EV 4-9318; EV 3-5967.

MY CLIENT WILL pay up to $12,000 cash for your nicer older home. Must be close to shopping and transportation and have 3 bedrooms plus dining room. If your home fits this description call ETHEL HARVEY, EV 5-6741.
NORTHWESTERN SECURITIES OF VICTORIA LTD.

OWNERS OF BETTER CLASS UPLANDS OR OAK BAY PROPERTY. I HAVE A CLIENT WHO WILL PAY UP TO $25,000 FOR A GRACIOUS OLDER TYPE PROPERTY IN ANY GOOD AREA WITH LARGE LOT. MUST HAVE AT LEAST 4 BEDROOMS. ALSO NEED WATERFRONT HOME, FIVE BEDROOMS, BEACH DRIVE PREFERRED. PHIL SIMPSON, TOWN & COUNTRY HOMES LTD., 1923